

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

DISTRICT OF NEVADA

Case number (if known)

Chapter 11☐ Check if this an amended filing

## Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 21st Century Communities, Inc.

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 95-4432265

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

276 Seven Dwarfs Road  
Las Vegas, NV 89124

Number, Street, City, State &amp; ZIP Code

7065 W. Ann Rd, Ste 130-683  
Las Vegas, NV 89130

P.O. Box, Number, Street, City, State &amp; ZIP Code

Clark

County

Location of principal assets, if different from principal place of business

Number, Street, City, State &amp; ZIP Code

5. Debtor's website (URL) \_\_\_\_\_

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: \_\_\_\_\_

Debtor **21st Century Communities, Inc.**  
Name

Case number (if known)

**7. Describe debtor's business****A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

**B. Check all that apply**

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

**C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.**

**5313****8. Under which chapter of the Bankruptcy Code is the debtor filing?****Check one:**

- ☐ Chapter 7
- ☐ Chapter 9

☒ **Chapter 11. Check all that apply:**

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☒ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☐ No.
- ☒ Yes.

If more than 2 cases, attach a separate list.

District **District of Nevada**

District \_\_\_\_\_

When **8/22/22**

When \_\_\_\_\_

Case number **22-13005**

Case number \_\_\_\_\_

Debtor **21st Century Communities, Inc.**  
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☒ No  
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor

Relationship

District

When

Case number, if known

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other

Where is the property?

Number, Street, City, State &amp; ZIP Code

Is the property insured?

☐ No☐ Yes.

Insurance agency

Contact name

Phone

### Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☒ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000☒ \$1,000,001 - \$10 million☐ \$500,000,001 - \$1 billion

Debtor	<b>21st Century Communities, Inc.</b>	Case number (if known)	
	Name		
	<input type="checkbox"/> \$50,001 - \$100,000 <input type="checkbox"/> \$100,001 - \$500,000 <input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$10,000,001 - \$50 million <input type="checkbox"/> \$50,000,001 - \$100 million <input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion <input type="checkbox"/> \$10,000,000,001 - \$50 billion <input type="checkbox"/> More than \$50 billion

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Debtor **21st Century Communities, Inc.**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures****WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 19, 2023**  
MM / DD / YYYY**X /s/ Barry Cohen**

Signature of authorized representative of debtor

**Barry Cohen**

Printed name

Title **President****18. Signature of attorney****X /s/ Matthew L. Johnson**

Signature of attorney for debtor

Date **May 19, 2023**

MM / DD / YYYY

**Matthew L. Johnson 6004**

Printed name

**JOHNSON & GUBLER, P.C.**

Firm name

**LAKES BUSINESS PARK  
8831 W SAHARA AVE  
LAS VEGAS, NV 89117-5865**

Number, Street, City, State &amp; ZIP Code

Contact phone **(702) 471-0065**Email address **mjohnson@mjohnsonlaw.com****6004 NV**

Bar number and State

**Fill in this information to identify the case:**Debtor name 21st Century Communities, Inc.United States Bankruptcy Court for the: DISTRICT OF NEVADA

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filingOfficial Form 202**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule* \_\_\_\_\_
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 19, 2023**X /s/ Barry Cohen**

Signature of individual signing on behalf of debtor

**Barry Cohen**

Printed name

**President**

Position or relationship to debtor

**Fill in this information to identify the case:**Debtor name **21st Century Communities, Inc.**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**

Case number (if known): \_\_\_\_\_

☐ Check if this is an  
amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Advantage Capital Funding 104 East 25th, 10th Floor New York, NY 10010	collections@advantagecapitalfunding.com	future receivables (2nd position lien)	Contingent	\$16,875.00	Unknown	Unknown
GEM Funding LLC c/o Sutton Funding 15th W 36th Street, 10th Floor New York, NY 10018	henry@suttonfunding.com	future receivables (4th position lien)	Contingent	\$61,715.00	Unknown	Unknown
GFG Merchant Solutions 180 Maiden Lane, 15th Floor New York, NY 10038	dmartinez@cfgms.com	loan	Contingent			\$47,451.00
Hanleywood dba Zonda Media c/o The Leviton Law Firm One Pierce Place, Suite 725 W. Itasca, IL 60143		advertising/marketing of property				\$6,916.87
Idacorp Financial Services c/o Baker, Donelson, Bearman, et al 201 St. Charles Avenue, Suite 3600 New Orleans, LA 70170		Notice Only - Potential claims/counterclaims in Case 2:21-cv-2593 - filed in the Western District of Tennessee, Western Division. Possible guarantee by	Contingent Unliquidated Disputed			\$0.00

Debtor **21st Century Communities, Inc.**

Case number (if known)

Name

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Lexon Insurance Company c/o Kazlow Fields 8100 Sanpiper Circle, Suite 204 Nottingham, MD 21236		NOTICE ONLY - bond for Forest Creek Townhomes, LLC - listed for full disclosure only	Contingent			\$93,605.99
NRV 2008 Trust c/o FCI Lender Services, Inc. P.O. Box 27370 Anaheim, CA 92809-0112		loan on 276 Seven Dwarfs Road, Mt. Charleston, NV 89124. This property was held by Debtor at time loan was obtained. Creditor has a secured interest i	Contingent Disputed			\$795,550.00
Peters & Associates LLP 6173 S. Rainbow Blvd. Las Vegas, NV 89118		legal fees				\$3,018.00
Pinnacle Business Funding LLC 1777 Reisterstown Road, Suite 390 Pikesville, MD 21208	info@pbffunding.com	future receivables (3rd position lien)	Contingent	\$61,750.00	Unknown	Unknown
Royal Oak Capital 209 Woodpoint Road Brooklyn, NY 11211	tyler@tycoonfundngllc.com	loan	Contingent			\$61,750.00
U.S. Small Business Administration 2719 North Air-Fresno Drive, Suite 107 Fresno, CA 93727-1547		all assets of the debtor (1st position lien)		\$300,000.00	Unknown	Unknown



**Fill in this information to identify the case:**Debtor name **21st Century Communities, Inc.**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets****1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from *Schedule A/B*..... \$ **0.00****1b. Total personal property:**Copy line 91A from *Schedule A/B*..... \$ **3,608,738.72****1c. Total of all property:**Copy line 92 from *Schedule A/B*..... \$ **3,608,738.72****Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **440,340.00****3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **0.00****3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **1,008,291.86****4. Total liabilities** .....  
Lines 2 + 3a + 3b\$ **1,448,631.86**

**Fill in this information to identify the case:**Debtor name **21st Century Communities, Inc.**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents****1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.  
☒ Yes Fill in the information below.

**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. **JP Morgan Chase Bank, N.A.****Checking Account****8103****\$344.42****4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**\$344.42****Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.  
☐ Yes Fill in the information below.

**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**

- ☐ No. Go to Part 4.  
☒ Yes Fill in the information below.

**11. Accounts receivable**

11a. 90 days old or less:

**821,144.30**

-

**0.00** = ...**\$821,144.30**

face amount

doubtful or uncollectible accounts

12.	<b>Total of Part 3.</b>	<b>\$3,605,394.30</b>
	Current value on lines 11a + 11b = line 12. Copy the total to line 82.	

page 2

Debtor 21st Century Communities, Inc.  
Name

Case number (If known) \_\_\_\_\_

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.
- ☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Office chairs [value is estimated]	Unknown	Replacement	\$200.00
40.	Office fixtures			
41.	Office equipment, including all computer equipment and communication systems equipment and software Miscellaneous office equipment, computer, printer, office supplies [value is estimated]	Unknown	Replacement	\$2,800.00

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**  
Add lines 39 through 42. Copy the total to line 86.

<b>\$3,000.00</b>
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44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☒ No
- ☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☒ No
- ☐ Yes

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
- ☐ Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

- ☒ No. Go to Part 10.
- ☐ Yes Fill in the information below.

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

- ☐ No. Go to Part 11.
- ☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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60. Patents, copyrights, trademarks, and trade secrets

Debtor 21st Century Communities, Inc. Case number (If known) \_\_\_\_\_  
 Name

61. **Internet domain names and websites**  
www.21stcc.net Unknown N/A Unknown

62. **Licenses, franchises, and royalties**

63. **Customer lists, mailing lists, or other compilations**

64. **Other intangibles, or intellectual property**

65. **Goodwill**  
Goodwill Unknown N/A Unknown

66. **Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

\$0.00

67. **Do your lists or records include personally identifiable information of customers** (as defined in 11 U.S.C. §§ 101(41A) and 107?

☒ No

☐ Yes

68. **Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

☒ No

☐ Yes

69. **Has any of the property listed in Part 10 been appraised by a professional within the last year?**

☒ No

☐ Yes

**Part 11: All other assets**

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.

☒ Yes Fill in the information below.

Current value of  
debtor's interest

71. **Notes receivable**  
 Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**  
 Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**  
**Claims against Fallbrook Capital Securities and Brandt Blanken, and Rose Eaton, for breach of contract, breach of covenant of good faith and fair dealing, intentional interference with a business relationship, interference with prospective business advantage, etc. [value is unknown]**

Nature of claim see above

Amount requested \$0.00

Unknown

Debtor 21st Century Communities, Inc.  
Name

Case number (If known) \_\_\_\_\_

**Claims against Idacorp Financial Services, Inc., and Justin Forsberg for intentional interference with a business relationship, intentional interference with a prospective business advantage, etc. [amount is unknown]**

**Unknown**

Nature of claim	<u>see above</u>
Amount requested	<u>\$0.00</u>

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

**\$0.00**

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

☒ No

☐ Yes

Debtor **21st Century Communities, Inc.**  
Name

Case number (If known) \_\_\_\_\_

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<b>\$344.42</b>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<b>\$0.00</b>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<b>\$3,605,394.30</b>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<b>\$0.00</b>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<b>\$0.00</b>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<b>\$0.00</b>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<b>\$3,000.00</b>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<b>\$0.00</b>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<b>\$0.00</b>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<b>\$0.00</b>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	<b>\$0.00</b>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<b>\$3,608,738.72</b>	<b>\$0.00</b>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<b>\$3,608,738.72</b>

**Fill in this information to identify the case:**Debtor name **21st Century Communities, Inc.**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property****12/15**

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim  Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
<b>2.1</b>	<b>Advantage Capital Funding</b> <small>Creditor's Name</small> <b>104 East 25th, 10th Floor</b> <b>New York, NY 10010</b> <small>Creditor's mailing address</small> <b>collections@advantagecapitalfunding.com</b> <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b> <b>9/20/2021</b> <b>Last 4 digits of account number ties</b> <b>Do multiple creditors have an interest in the same property?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	Describe debtor's property that is subject to a lien <b>future receivables (2nd position lien)</b>  Describe the lien <b>UCC Financing Statement</b> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  As of the petition filing date, the claim is: Check all that apply <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$16,875.00</b>	<b>Unknown</b>

<b>2.2</b>	<b>GEM Funding LLC</b> <small>Creditor's Name</small> <b>c/o Sutton Funding</b> <b>15th W 36th Street, 10th Floor</b> <b>New York, NY 10018</b> <small>Creditor's mailing address</small>  <b>henry@suttonfunding.com</b> <small>Creditor's email address, if known</small>  <b>Date debt was incurred</b> <b>8/18/2021</b> <b>Last 4 digits of account number ties</b> <b>Do multiple creditors have an interest in the same property?</b>	Describe debtor's property that is subject to a lien <b>future receivables (4th position lien)</b>  Describe the lien <b>UCC Financing Statement</b> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)  As of the petition filing date, the claim is: Check all that apply	<b>\$61,715.00</b>	<b>Unknown</b>
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Debtor **21st Century Communities, Inc.**

Case number (if known)

Name

☒ No☐ Yes. Specify each creditor, including this creditor and its relative priority.☒ Contingent☐ Unliquidated☐ Disputed**2.3 Pinnacle Business Funding LLC**

Creditor's Name

**1777 Reisterstown Road,  
Suite 390  
Pikesville, MD 21208**

Creditor's mailing address

**info@pbffunding.com**

Creditor's email address, if known

**Date debt was incurred****11/10/2021****Last 4 digits of account number  
ties****Do multiple creditors have an  
interest in the same property?**☒ No☐ Yes. Specify each creditor, including this creditor and its relative priority.Describe debtor's property that is subject to a lien  
**future receivables (3rd position lien)****\$61,750.00****Unknown**

Describe the lien

**UCC Financing Statement**

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☐ No☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent☐ Unliquidated☐ Disputed**2.4 U.S. Small Business Administration**

Creditor's Name

**2719 North Air-Fresno  
Drive, Suite 107  
Fresno, CA 93727-1547**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred****unknown****Last 4 digits of account number  
7804****Do multiple creditors have an  
interest in the same property?**☒ No☐ Yes. Specify each creditor, including this creditor and its relative priority.Describe debtor's property that is subject to a lien  
**all assets of the debtor (1st position lien)****\$300,000.00****Unknown**

Describe the lien

**UCC Financing Statement**

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$440,340.00****Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Debtor **21st Century Communities, Inc.**

Name

Case number (if known)

Name and address

On which line in Part 1 did  
you enter the related creditor?Last 4 digits of  
account number for  
this entity**Advantage Platfom Services Inc.**  
**104 E 25th Street, 10th Floor**  
**New York, NY 10010**Line **2.1****ties****CT Corporation System, as representative**  
**330 N Brand Blvd, Suite 700: Attn: SPRS**  
**Glendale, CA 91203**Line **2.3****Prop**

**Fill in this information to identify the case:**Debtor name **21st Century Communities, Inc.**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.☐ Yes. Go to line 2.**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	<b>Nonpriority creditor's name and mailing address</b> <b>GFG Merchant Solutions</b> <b>180 Maiden Lane, 15th Floor</b> <b>New York, NY 10038</b> Date(s) debt was incurred <u>9/20/2021</u> Last 4 digits of account number <u>ties</u>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>loan</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$47,451.00</b>
3.2	<b>Nonpriority creditor's name and mailing address</b> <b>Hanleywood dba Zonda Media</b> <b>c/o The Leviton Law Firm</b> <b>One Pierce Place, Suite 725 W.</b> <b>Itasca, IL 60143</b> Date(s) debt was incurred <u>unknown</u> Last 4 digits of account number <u>2145</u>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>advertising/marketing of property</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$6,916.87</b>
3.3	<b>Nonpriority creditor's name and mailing address</b> <b>Idacorp Financial Services</b> <b>c/o Baker, Donelson, Bearman, et al</b> <b>201 St. Charles Avenue, Suite 3600</b> <b>New Orleans, LA 70170</b> Date(s) debt was incurred <u>2021</u> Last 4 digits of account number <u>ties</u>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>Notice Only - Potential claims/counterclaims in Case 2:21-cv-2593 - filed in the Western District of Tennessee, Western Division. Possible guarantee by Debtor and possible guarantee by Barry Cohen. Listed for full disclosure only</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>Unknown</b>
3.4	<b>Nonpriority creditor's name and mailing address</b> <b>Lexon Insurance Company</b> <b>c/o Kazlow Fields</b> <b>8100 Sanpiper Circle, Suite 204</b> <b>Nottingham, MD 21236</b> Date(s) debt was incurred <u>unknown</u> Last 4 digits of account number <u>ties</u>	<b>As of the petition filing date, the claim is:</b> <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <b>Basis for the claim:</b> <u>NOTICE ONLY - bond for Forest Creek Townhomes, LLC - listed for full disclosure only</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>\$93,605.99</b>

Debtor **21st Century Communities, Inc.**  
Name

Case number (if known)

3.5 Nonpriority creditor's name and mailing address

**NRY 2008 Trust**  
**c/o FCI Lender Services, Inc.**  
**P.O. Box 27370**  
**Anaheim, CA 92809-0112**Date(s) debt was incurred August 2021Last 4 digits of account number 9497As of the petition filing date, the claim is: *Check all that apply.***\$795,550.00**

- ☒
- Contingent
- 
- ☐
- Unliquidated
- 
- ☒
- Disputed

**Basis for the claim: loan on 276 Seven Dwarfs Road, Mt. Charleston, NV 89124. This property was held by Debtor at time loan was obtained. Creditor has a secured interest in the property, but property is currently held in name of Barry Cohen, individually**Is the claim subject to offset? ☒ No ☐ Yes

3.6 Nonpriority creditor's name and mailing address

**Peters & Associates LLP**  
**6173 S. Rainbow Blvd.**  
**Las Vegas, NV 89118**Date(s) debt was incurred 9/15/2022Last 4 digits of account number 9153As of the petition filing date, the claim is: *Check all that apply.***\$3,018.00**

- ☐
- Contingent
- 
- ☐
- Unliquidated
- 
- ☐
- Disputed

**Basis for the claim: legal fees**Is the claim subject to offset? ☒ No ☐ Yes

3.7 Nonpriority creditor's name and mailing address

**Royal Oak Capital**  
**209 Woodpoint Road**  
**Brooklyn, NY 11211**Date(s) debt was incurred 10/27/2021Last 4 digits of account number tiesAs of the petition filing date, the claim is: *Check all that apply.***\$61,750.00**

- ☒
- Contingent
- 
- ☐
- Unliquidated
- 
- ☐
- Disputed

**Basis for the claim: loan**Is the claim subject to offset? ☒ No ☐ Yes**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	<b>Tycoon Funding/Jleak Holdings, Inc.</b> <b>209 Woodpoint Road</b> <b>Brooklyn, NY 11211</b>	Line <u>3.7</u>	—
		<input type="checkbox"/> Not listed. Explain _____	

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b. +	\$ <u>1,008,291.86</u>
5c.	\$ <u>1,008,291.86</u>

**Fill in this information to identify the case:**Debtor name 21st Century Communities, Inc.United States Bankruptcy Court for the: DISTRICT OF NEVADA

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases**

12/15

**Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.****1. Does the debtor have any executory contracts or unexpired leases?**☒ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.☐ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).*Property***2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**Fill in this information to identify the case:**Debtor name **21st Century Communities, Inc.**United States Bankruptcy Court for the: **DISTRICT OF NEVADA**

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 206H  
Schedule H: Your Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

*Column 1: Codebtor**Column 2: Creditor***Name****Mailing Address****Name***Check all schedules that apply:***2.1 Barry Cohen****7065 W. Ann Road, Suite 130-683  
Las Vegas, NV 89130****GFG Merchant  
Solutions**☐ D \_\_\_\_\_☒ E/F **3.1**☐ G \_\_\_\_\_**2.2 Barry Cohen****7065 W. Ann Road, Suite 130-683  
Las Vegas, NV 89130****Royal Oak Capital**☐ D \_\_\_\_\_☒ E/F **3.7**☐ G \_\_\_\_\_**2.3 Barry Cohen****7065 W. Ann Road, Suite 130-683  
Las Vegas, NV 89130****Pinnacle Business  
Funding LLC**☒ D **2.3**☐ E/F \_\_\_\_\_☐ G \_\_\_\_\_**2.4 Barry Cohen****7065 W. Ann Road, Suite 130-683  
Las Vegas, NV 89130****Advantage Capital  
Funding**☒ D **2.1**☐ E/F \_\_\_\_\_☐ G \_\_\_\_\_**2.5 Barry Cohen****7065 W. Ann Road, Suite 130-683  
Las Vegas, NV 89130****GEM Funding LLC**☒ D **2.2**☐ E/F \_\_\_\_\_☐ G \_\_\_\_\_

Debtor **21st Century Communities, Inc.**

Case number (if known) \_\_\_\_\_

**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.6	<b>Barry Cohen</b>	<b>7065 W. Ann Road, Suite 130-683 Las Vegas, NV 89130</b>	<b>NRY 2008 Trust</b>	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.5</u> <input type="checkbox"/> G _____
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2.7	<b>Barry Cohen</b>	<b>7065 W. Ann Road, Suite 130-683 Las Vegas, NV 89130</b>	<b>Idacorp Financial Services</b>	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.3</u> <input type="checkbox"/> G _____
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2.8	<b>Barry Cohen</b>	<b>7065 W. Ann Road, Suite 130-683 Las Vegas, NV 89130</b>	<b>Peters &amp; Associates LLP</b>	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.6</u> <input type="checkbox"/> G _____
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2.9	<b>FCT-MM, LLC</b>	<b>7065 W. Ann Road, Suite 130-683 Las Vegas, NV 89130</b>	<b>Idacorp Financial Services</b>	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.3</u> <input type="checkbox"/> G _____
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2.10	<b>FCT-MM, LLC</b>	<b>7065 W. Ann Road, Suite 130-683 Las Vegas, NV 89130</b>	<b>Lexon Insurance Company</b>	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.4</u> <input type="checkbox"/> G _____
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2.11	<b>FCT-SM, LLC</b>	<b>7065 W. Ann Road, Suite 130-683 Las Vegas, NV 89130</b>	<b>Idacorp Financial Services</b>	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.3</u> <input type="checkbox"/> G _____
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2.12	<b>FCT-SM, LLC</b>	<b>7065 W. Ann Road, Suite 130-683 Las Vegas, NV 89130</b>	<b>Lexon Insurance Company</b>	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.4</u> <input type="checkbox"/> G _____
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2.13	<b>Forest Creek Townhomes, LLC</b>	<b>c/o Steven Griffin, Esq. 450 Laurel Street, 21st Floor Baton Rouge, LA 70801</b>	<b>Lexon Insurance Company</b>	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.4</u> <input type="checkbox"/> G _____
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Debtor 21st Century Communities, Inc. Case number *(if known)* \_\_\_\_\_

**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.  
Column 1: Codebtor Column 2: Creditor



**Fill in this information to identify the case:**Debtor name 21st Century Communities, Inc.United States Bankruptcy Court for the: DISTRICT OF NEVADA

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business**☐ None.**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year****From the beginning of the fiscal year to filing date:**From 1/01/2023 to **Filing Date****Sources of revenue**  
Check all that apply☐ Operating a business☒ Other Business Operations**Gross revenue**  
(before deductions and exclusions)Unknown**For prior year:**From 1/01/2022 to 12/31/2022☐ Operating a business☒ Other Business OperationsUnknown**For year before that:**From 1/01/2021 to 12/31/2021☐ Operating a business☒ Other Business Operations\$359,316.38**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.**Description of sources of revenue****Gross revenue from each source**  
(before deductions and exclusions)**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.**Creditor's Name and Address****Dates****Total amount of value****Reasons for payment or transfer**  
*Check all that apply*

Debtor **21st Century Communities, Inc.**

Case number (if known) \_\_\_\_\_

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. <b>Jerry Gutierrez/JG Contracting LLC</b> <b>6900 Clio Court Road</b> <b>Flint, MI 48504</b>	<b>4/7/2023 - \$9,200</b> <b>4/21/2023 - \$1,000</b> <b>4/25/2023- \$4,000</b>	<b>\$14,200.00</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other____
3.2. <b>Weinburg Wheeler Hudgins Gunn &amp; Dial</b> <b>6385 South Rainbow Blvd., Suite 400</b> <b>Las Vegas, NV 89118</b>	<b>4/13/2023</b>	<b>\$32,779.76</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other____

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
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**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
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Debtor **21st Century Communities, Inc.**

Case number (if known)

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1.	<b>Starwood Mortgage Residential Trust 2021-6 v. Barry Cohen, et al. A-22-857292-C</b>	<b>quiet title/equitable relief</b>	<b>EIGHTH JUDICIAL DISTRICT COURT OF CLARK COUNTY, NEVADA REGIONAL JUSTICE CENTER 200 LEWIS AVENUE LAS VEGAS, NV 89155</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None
**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**
☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses****10. All losses from fire, theft, or other casualty within 1 year before filing this case.**
☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	<p>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.</p> <p>List unpaid claims on Official Form 106A/B (<i>Schedule A/B: Assets – Real and Personal Property</i>).</p>		

**Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.	<b>JOHNSON &amp; GUBLER, P.C. LAKES BUSINESS PARK 8831 W SAHARA AVE LAS VEGAS, NV 89117</b>		<b>5/16/2023</b>	<b>\$25,000.00</b>
	Email or website address <b>www.mjohnsonlaw.com</b>			
	Who made the payment, if not debtor?			

page 4

Debtor **21st Century Communities, Inc.**

Case number (if known)

**16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No.
- ☐ Yes. State the nature of the information collected and retained.

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- ☒ No. Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

- ☒ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

- ☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?
---	--	-----------------------------	----------------------------

**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

- ☐ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
0168 Cube Smart 2700 E. Flamingo Rd Las Vegas, NV 89121	Barry Cohen and Mary E. Cohen	old files	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Storage One 7580 Oso Blanca Road Las Vegas, NV 89149	Barry Cohen and Mary E. Cohen	files	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

- ☒ None

**Part 12: Details About Environment Information**

Debtor **21st Century Communities, Inc.**

Case number (if known)

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.**Report all notices, releases, and proceedings known, regardless of when they occurred.****22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?** Include settlements and orders.

- ☒ No.  
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	-------------------------------------	--------------------	----------------

**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**24. Has the debtor notified any governmental unit of any release of hazardous material?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**Part 13: Details About the Debtor's Business or Connections to Any Business****25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☐ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.	Dates business existed
25.1. <b>FCT-MM, LLC</b> 7065 W. Ann Road, Suite 130-683 Las Vegas, NV 89130	managing member of Forest Creek Townhomes, LLC, which owned an apartment complex in Memphis, TN	EIN: 83-1892489	From-To 2017 to present
25.2. <b>FCT-SM, LLC</b> 7065 W Ann Road, Suite 130-683 Las Vegas, NV 89130	special member of LLC that oversaw construction of remodel of apartment complex in Memphis, TN	EIN: 83-1879952	From-To 2017 to present
25.3. <b>Discount Warehouses, LP</b> 7065 W Ann Road, Suite 130-683 Las Vegas, NV 89103	1% interest general partner - this entity owns an apartment complex in Flint, Michigan	EIN: 95-4465077	From-To 1993 to present

Debtor **21st Century Communities, Inc.**

Case number (if known)

**Business name address****Describe the nature of the business****Employer Identification number**

Do not include Social Security number or ITIN.

**Dates business existed**

25.4. **Affordable Communities, LP**  
**7065 W. Ann Road, Suite**  
**130-683**  
**Las Vegas, NV 89130**

**1% interest in general partner**

**EIN: 95-4432279**

**From-To 1993 to present**

**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

**Name and address****Date of service****From-To**

26a.1. **Michael Weinstein**  
**23901 Calabasas Road**  
**Calabasas, CA 91302**

**current**

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

**Name and address**

**If any books of account and records are unavailable, explain why**

26c.1. **Barry Cohen**  
**7065 W Ann Road, Suite 130-683**  
**Las Vegas, NV 89130**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

**Name and address****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

**Name of the person who supervised the taking of the inventory**

**Date of inventory**

**The dollar amount and basis (cost, market, or other basis) of each inventory**

**28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

**Name****Address****Position and nature of any interest****% of interest, if any**

**Barry Cohen**

**7065 W Ann Road, Suite 130-683**  
**Las Vegas, NV 89130**

**President**

**100**

**29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?**

Debtor **21st Century Communities, Inc.**

Case number (if known) \_\_\_\_\_

- ☒ No  
☐ Yes. Identify below.

**30. Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☐ No  
☒ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1 .  Barry Cohen 7065 W Ann Road, Suite 130-683 Las Vegas, NV 89130	\$5,450	1/3/23 - \$200; 12/5/22 - \$200; 8/22/22 - \$3,000; 8/15/22- \$750; 8/12/22 - \$500; 7/25/22 - \$100; 6/27/22 - \$700	reimbursements
Relationship to debtor President/Owner			

**31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?**

- ☒ No  
☐ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

**32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?**

- ☒ No  
☐ Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund
--------------------------	--

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.  
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **May 19, 2023**

/s/ Barry Cohen  
Signature of individual signing on behalf of the debtor

Barry Cohen  
Printed name

Position or relationship to debtor **President**

**Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?**

- ☒ No  
☐ Yes



B2030 (Form 2030) (12/15)

**United States Bankruptcy Court  
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Debtor(s)

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Chapter

**11**

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)**

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept .....	\$	<u><b>25,000.00</b></u>
Prior to the filing of this statement I have received .....	\$	<u><b>25,000.00</b></u>
Balance Due .....	\$	<u><b>0.00</b></u>

2. The source of the compensation paid to me was:

☒ Debtor      ☐ Other (specify):

3. The source of compensation to be paid to me is:

☒ Debtor      ☐ Other (specify):

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]

**All work performed pursuant to the employment application and any application for approval of compensation.**

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

**May 19, 2023**

*Date*

**/s/ Matthew L. Johnson**

**Matthew L. Johnson 6004**

*Signature of Attorney*

**JOHNSON & GUBLER, P.C.**

**LAKES BUSINESS PARK**

**8831 W SAHARA AVE**

**LAS VEGAS, NV 89117-5865**

**(702) 471-0065 Fax: (702) 471-0075**

**mjohnson@mjohnsonlaw.com**

*Name of law firm*

**United States Bankruptcy Court  
District of Nevada**

In re **21st Century Communities, Inc.**

Debtor(s)

Case No.  
Chapter**11**

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>Barry Cohen</b> <b>7065 W Ann Road, SUite 130-683</b> <b>Las Vegas, NV 89130</b>			<b>100% interest</b>

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **President** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **May 19, 2023**Signature **/s/ Barry Cohen**  
**Barry Cohen**

*Penalty for making a false statement of concealing property:* Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.

**United States Bankruptcy Court  
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In re **21st Century Communities, Inc.**

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**11**

**VERIFICATION OF CREDITOR MATRIX**

I, the President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **May 19, 2023**

**/s/ Barry Cohen**

**Barry Cohen/President**

Signer/Title

21st Century Communities, Inc.  
7065 W. Ann Rd, Ste 130-683  
Las Vegas, NV 89130

Matthew L. Johnson  
JOHNSON & GUBLER, P.C.  
LAKES BUSINESS PARK  
8831 W SAHARA AVE  
LAS VEGAS, NV 89117-5865

Advantage Capital Funding  
Acct No xxxx xxxxxxxx xxxxxxxties  
104 East 25th, 10th Floor  
New York, NY 10010

Advantage Platfom Services Inc.  
Acct No 21st Century Communities  
104 E 25th Street, 10th Floor  
New York, NY 10010

Barry Cohen  
7065 W. Ann Road, Suite 130-683  
Las Vegas, NV 89130

CT Corporation System, as representative  
Acct No Pinnacle/21st Century Prop  
330 N Brand Blvd, Suite 700: Attn: SPRS  
Glendale, CA 91203

FCT-MM, LLC  
7065 W. Ann Road, Suite 130-683  
Las Vegas, NV 89130

FCT-SM, LLC  
7065 W. Ann Road, Suite 130-683  
Las Vegas, NV 89130

Forest Creek Townhomes, LLC  
c/o Steven Griffin, Esq.  
450 Laurel Street, 21st Floor  
Baton Rouge, LA 70801

GEM Funding LLC  
Acct No xxxx xxxxxxxx xxxxxxxties  
c/o Sutton Funding  
15th W 36th Street, 10th Floor  
New York, NY 10018

GFG Merchant Solutions  
Acct No xxxx xxxxxxxx xxxxxxxties  
180 Maiden Lane, 15th Floor  
New York, NY 10038

Hanleywood dba Zonda Media  
Acct No 10002145  
c/o The Leviton Law Firm  
One Pierce Place, Suite 725 W.  
Itasca, IL 60143

Idacorp Financial Services  
Acct No 21st Century Communities  
c/o Baker, Donelson, Bearman, et al  
201 St. Charles Avenue, Suite 3600  
New Orleans, LA 70170

INTERNAL REVENUE SERVICE  
ATTN: CENTRALIZED INSOLVENCY OPERATION  
PO BOX 7346  
PHILADELPHIA, PA 19101-7346

INTERNAL REVENUE SERVICE  
ATTN: BANKRUPTCY UNIT  
110 N CITY PKWY STE 100  
LAS VEGAS, NV 89106-6085

Lexon Insurance Company  
Acct No 21st Century Communities  
c/o Kazlow Fields  
8100 Sanpiper Circle, Suite 204  
Nottingham, MD 21236

NRV 2008 Trust  
Acct No xxxxx9497  
c/o FCI Lender Services, Inc.  
P.O. Box 27370  
Anaheim, CA 92809-0112

Office of the U.S. Trustee  
Dept. of Justice  
300 Las Vegas Blvd., S, Suite 4300  
Las Vegas, NV 89101

Peters & Associates LLP  
Acct No xxxxxxxx x9153  
6173 S. Rainbow Blvd.  
Las Vegas, NV 89118

Pinnacle Business Funding LLC  
Acct No xxxx xxxxxxxx xxxxxxxties  
1777 Reisterstown Road, Suite 390  
Pikesville, MD 21208

Royal Oak Capital  
Acct No 21st Century Communities  
209 Woodpoint Road  
Brooklyn, NY 11211

STATE OF NV DEPT OF MOTOR VEHICLES  
BANKRUPTCY SECTION  
555 WRIGHT WAY  
CARSON CITY, NV 89701-5229

STATE OF NV EMPLOYMENT SECURITY  
2800 E SAINT LOUIS AVE  
LAS VEGAS, NV 89104-4267

Tycoon Funding/Jleak Holdings, Inc.  
Acct No 21st Century Communities  
209 Woodpoint Road  
Brooklyn, NY 11211

U.S. Small Business Administration  
Acct No xxxxxx7804  
2719 North Air-Fresno Drive, Suite 107  
Fresno, CA 93727-1547

**United States Bankruptcy Court  
District of Nevada**

In re **21st Century Communities, Inc.**

Debtor(s)

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**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **21st Century Communities, Inc.** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [*Check if applicable*]

**May 19, 2023**

Date

**/s/ Matthew L. Johnson**

**Matthew L. Johnson 6004**

Signature of Attorney or Litigant

Counsel for **21st Century Communities, Inc.**

**JOHNSON & GUBLER, P.C.**

**LAKES BUSINESS PARK**

**8831 W SAHARA AVE**

**LAS VEGAS, NV 89117-5865**

**(702) 471-0065 Fax:(702) 471-0075**

**mjohnson@mjohnsonlaw.com**